



CITY OF MORGAN HILL

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PLANNING COMMISSION

TUESDAY, FEBRUARY 8, 2000

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIRMAN DENNIS PINION
VICE-CHAIR YARMILA KENNETT
COMMISSIONER RALPH LYLE
COMMISSIONER PATRICIA MCMAHON
COMMISSIONER JOSEPH MUELLER
COMMISSIONER TIMOTHY RIDNER
COMMISSIONER BARBARA SULLIVAN

REGULAR MEETING - 7:00 p.m.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the City Clerk. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 3 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - ADMINISTRATIVE SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: January 11, 2000, January 18, 2000, and January 25, 2000

CONSENT

1. **VACATION OF SUNSET AVENUE:** The Public Works Department is recommending the vacation of a portion on Sunset Ave. between Denali Dr. and Cosmo Ave.

Recommendation: Adoption of Resolution No. 00-02, with recommendation to the city Council for approval.

OLD BUSINESS

2. **APPROVAL OF FINAL MEASURE P PROJECT SCORES, AND AWARD MEASURE P BUILDING ALLOCATIONS FOR FY 2001-02 OPEN MARKET COMPETITION**

Recommendation: Adoption of Resolution No. 00-03, with recommendation to the City Council for approval.

NEW BUSINESS

3. **USE PERMIT UP-99-11: LLAGAS-SHADOW MOUNTAIN BAPTIST CHURCH:** A request for approval of a conditional use permit to allow for a 3,600 sq. ft. addition to an existing 5,365 sq. ft. facility located on the south east corner of the intersection of Llagas Rd. and Hale Ave. in the R-1 7,000 zoning district. (APN 764-21-005)

Recommendation: Adoption of Resolution No. 00-04, approving the use permit request.

4. **USE PERMIT AMENDMENT, UPA-94-08: E. DUNNE-CHURCH ON THE ROCK:** A request to amend a conditional use permit to allow expansion of an existing church located at 700 East Dunne Ave. in the M-L, Light Industrial District. With the expansion, the church would occupy a 7,250 sq. ft. portion of an existing 19,875 sq. ft. industrial building. The project is categorically exempt from environmental review under Section 15301 of the State CEQA Guidelines. (APN 817-11-030)

Recommendation: Adoption of Resolution No. 00-05

5. **VARIANCE, VAR-99-03: MONTEREY-OAK GLEN PLAZA:** A request for a variance

from the minimum required side and rear yard setbacks for a proposed building addition to the existing Oak Glen Plaza commercial center. The project is located at the southwest corner of Wright Ave. and Monterey Rd. in the CG, General Commercial zoning district. The project is categorically exempt from environmental review under Section 15302 of the State CEQA Guidelines. (APN 764-13-075)

Recommendation: Adoption of Resolution No. 00-06

6. **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDSC) QUARTERLY REPORT:** Progress review of residential projects approved under the City's Residential Development Control System.

Recommendation: Approval of the RDSC Quarterly Report

TENTATIVE UPCOMING AGENDA ITEMS FOR THE FEBRUARY 22, 2000 MEETING

- S **GPA-98-03: Cochrane-Venture Corporation**
- S **ZA-99-12: Cochrane-Venture Corporation**
- S **SD-99-12: Cochrane-Venture Corporation**
- S **DA-99-06: Monterey-TBI/Gomes**
- S **ZAA-98-01: E. Dunne-Morgan Hill Day Care Center**
- S **ZA-99-18: Oak Park-Gentile**
- S **VAR-00-01: W. Main-Coletto**
- S **RDSC Quarterly Report**
- S **Review of Capital Improvements Program**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.